

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

October 20, 2016

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

**BOARD MEMBERS PRESENT:** Chairman David Scott Meade, Craig Krueger and Zoi Karagouni.

**EXCUSED ABSENCES:** Renard Mun, Kevin Sutton and Henry Liu

**STAFF PRESENT:** Sarah Pyle, David Lee and Gary Lee

**RECORDING SECRETARY:** Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**CALL TO ORDER**

The Design Review Board meeting was called to order Mr. Krueger at 7:15 p.m.

Mr. Meade joined the meeting at 7:20 p.m.

**PRE-APPLICATION**

**LAND-2016-01756, Overlake Village Station**

**Description:** Construction of light rail station

**Location:** 2801 152<sup>nd</sup> Ave NE

**Contact:** Geoff Owen with Kiewit-Hoffman East Link

**Staff Contact:** David Lee, 425-556-2462 or dlee@redmond.gov

Mr. Lee gave the overview of this project stating that this station is part of a master plan. The project is at the 30% of the design phase with the bridge over 520. The transit service is scheduled to start running in 2023. He then turned the meeting over to Ms. Kelkar with Puget Sound Transit.

Ms. Kelkar gave some background on the E360 project, which starts at the International District going across Lake Washington to Bellevue with the last two stations being Overlake Village and Overlake Transit Center. In 2016, Sound Transit issued an RFP for a design build contractor and the contract was awarded to Kiewit-Hoffman. Two artists are also under contract for the plaza design.

Mr. Owen is the project manager for this station and received notice to proceed in July 2016. The first work will begin in the first quarter of 2017, which will include the demolition of the buildings on the site and the beginning of site preparation. He anticipates that 60% design work will be done in the November/December time frame and 100% design in the first quarter of 2017.

Mr. Ensel is the architect for this project and showed slides of aerial views of the site which is bounded by 152<sup>nd</sup> Avenue and SR 520. The light rail is planned to be an elevated platform. The key is that the project is following the earlier pre-design that Sound Transit presented to the City of Redmond. There will be two tracks with one ticketing station at each end of the platform and some weather protection in between. A sound barrier close to SR 520 to dampen the noise has been included in this project. The other element on this station is the bridge which connects the 520 bike lane. This connects to what is referred to as the 'paper clip' which is a bike ramp up to the bridge and then stairs that lead to the ticketing areas.

The platforms are at grade and there are gated crossings at either end of the platforms to allow customers to access the other side of the track. The ticketing stations will have weather protection over them. There will be a plaza street integrated in this project and the finishing used on the street will be the same as the actual plaza. This will allow a clear direction for cars to drop off riders and move right on to 152<sup>nd</sup>. The 'paper clip' works well by using stairs to connect up to the bridge which then connects to the ticketing area.

There will be signals and gates at each end of the tracks so people can safely cross; having an audible signal is being studied. He showed different views of how the station will look at this time. Storage for bikes is also included in the project. The bridge will be owned and maintained by City of Redmond.

### **COMMENTS FROM THE BOARD**

#### **Mr. Krueger:**

- Likes the design and is happy that the 'paper clip' is from an earlier rendering has been retained.
- Asked about the gutters on the bridge and how the rain water will be collected. Mr. Ensel stated that the design team has constructed the roof to prevent any water from falling onto 520. All the rain will come through the gutter system and be diverted to a collection point.

#### **Ms. Karagouni:**

- Feels the 'paper clip' design will work well.
- Looks forward to the next iteration with more lighting strategy.

#### **Mr. Meade:**

- Feels the project is off to a great start and looks forward to the 60% design.

### **PRE-APPLICATION**

#### **LAND-2016-01735, Emerald Heights – Assisted Living Building**

**Description:** New building approximately 63,621 sf

**Location:** 10901 176<sup>th</sup> Circle NE

**Contact:** Julie Lawton with Lawton PMG

**Prior Review Date:** 08/04/16

**Staff Contact:** Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Ms. Pyle introduced the project for Mr. Sticka. This is the second meeting on this building and the applicant will review the comments from the last meeting and show the changes made to address those items.

Mr. Kelly presented slides detailing the changes made to the building. They changed the paneling in the middle portion so that it connected with both ends of the building. Several of the cues for colors and materials for this building were taken from the Trailside Building to help blend with the overall campus. At the last meeting, the board wanted to see some changes to the stark north wall. The proposed solution is to bring some of the residential wood material and bring it around the corner. In addition, there will be three planters with green screens that will have plants growing up the screens to break up the wall and give some color to that façade. There will be two groupings of mechanicals on the roof that will be screened from view both inside and outside the campus. The bridge also has more of the wood siding to continue the theme and the windows will be glazed to protect from the sun in the warmer months. The renderings have been updated to show more of the landscaping.

Mr. Lyon said that most of the plant palette will be northwest native plants. Trees will be used as screening to incorporate the mechanicals on the roof. The north courtyard will have some green screens to separate it from the street. The north courtyard, which is connected to the living room, will have bench seating and is intended to be a quieter space. The south courtyard will be a more active and flexible space. There will be a putting green to the left and a space for lawn bowling. The plantings will be seasonal and provide a pop of color all year long.

### **COMMENTS FROM THE BOARD**

#### **Mr. Krueger:**

- Is happy with the changes for the most part.
- Feels the darker color will be a nice contrast.
- Has an issue with the white wood separator on the windows in various places.
- Thinks that the green screens on the north side should be one continuous planter and not broken up into three.

#### **Ms. Karagouni:**

- Likes the newer renderings.
- Agrees with Mr. Krueger about the white dividers on the windows.
- Feels the green screen should mirror the windows instead of broken into three.
- Would like to see details about how the green screens will be attached to the building.

#### **Mr. Meade:**

- Feels this is a great addition to the campus
- Thinks the landscaping is extraordinary.
- Feels the project is ready to come back for approval.

## **PRE-APPLICATION**

### **LAND-2016-00338, Willows Preparatory School**

**Description:** Private school campus includes classroom and dormitory buildings

**Location:** 12280 Redmond-Woodinville Road

**Contact:** Shin Goto with S+L Architects, LLC

**Staff Contact:** Sarah Pyle, 425-556-2426 or svanags@redmond.gov

Ms. Pyle stated that this is the first pre-application for Willows Preparatory School. There are two applications; one for a conditional use permit on the site and the first phase of site plan entitlement. An overview of the entire site plan will be presented, but the primary focus is the site plan entitlement area which is in the northwest corner. The site has quite a change in topography and there will be a lot open space. This site was a religious facility and Theno's Dairy. This project will be expansion of the school. The first expansion will be more classrooms, more parking and more open space plazas.

Mr. Goto stated that the plans call for a new classroom building, which will be two stories and be a wood frame construction. The school will house 315 students and staff. The grades taught will be K thru 12 with a daycare facility. The materials planned are a metal roof, a mixture of engineered wood siding and decking material with a wood exterior trim. Concrete pavers will be used on the plaza with metal guardrails.

Ms. Lundquist gave an overview of the landscaping plan for the site, which is proposed to be northwest native plants. The parking lot will be screened from Redmond-Woodinville road. All the plants will be safe for the children. The north side will the accept runoff from the rain garden. There will be parking lot trees and open space between the parking area and the building. The building is broken up into two buildings in an effort to break up the massing with a bridge walkway between the two buildings. There is also a play yard area for the daycare.

## **COMMENTS FROM THE BOARD**

### **Ms. Karagouni:**

- Asked if the main entrance is the place for the students to be dropped off? Mr. Goto stated that the children would be dropped off at the administration building as they are doing now and would walk across the bridge to the classroom building.
- Asked about bike racks for students. Mr. Goto explained that there is very little, if any, students riding bikes to the school; however, there are racks.
- Likes the Pacific Northwest approach to the landscaping and looks forward to the meeting.

### **Mr. Krueger:**

- Asked about the shed roofs and if orientating them to the south would a better idea. Mr. Goto stated that the project is being built over the Theno's footprint which drove the direction of the building.
- Feels the handrails are inconsistent. Mr. Goto said that the open ones are actually glass panels. The other v-shaped rails have a fine mesh attached to it for safety and code requirement.
- Likes the rest of the shapes of the buildings.

- Asked how deep the east building is in the ground. Mr. Goto explained that it is seven feet to the foundation. The reason for this is to keep the view and have a straight walkway.
- Wondered what is going to happen to the detention pond on the property. Mr. Goto said the previous owners intended to put a waterfall there, but did not follow through with that project. The owner now does not like the pond and has requested ways of capping it off if possible.

Mr. Meade:

- Would like to see perspectives from Redmond-Woodinville Road plus the landscaping between the building and the street.
- Asked to see a larger image of the building and the color pallet at the next meeting.

The board agreed that this project can come back for approval next time depending on the changes, but could still decide at that time if it is not ready for approval.

**PRE-APPLICATION**

**LAND-2016-01615, Redmond Driver's Club & Metro Auto Park**

**Description:** Development of two commercial buildings

**Location:** 7250 185<sup>th</sup> Ave NE

**Contact:** Doug Perry with Driver's Club, LLC

**Staff Contact:** Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Ms. Pyle introduced the Redmond Driver's Club project for Mr. Sticka. This is the first meeting on this project and it will include a meeting place and secure storage for high end autos and race cars. The building will also have an auto detailing area.

Mr. Wybenga stated the owners want to create a storage area for high-end autos and race cars that would be secure while at the same time, create community opportunity for owners of those cars to gather. The project consists of two buildings on the site, one floor would house the autos and the second floor would be the Driver's Club, which would overlook the storage area with a deck. No maintenance of cars would be allowed on this site. The other building would house the Metro Auto Park Detailing with glass bay doors. Parking will be in the back with trailer storage. The outside of building material is planned to relate to movement and to blend in with the area. There is an area for retail space that would relate to the facility. The windows could be a safety and security issue which is why a deviation may be requested in the glazing. There will be articulation between the smooth and the ribbed panels. The windows on the ground floor are the windows in question with the glazing standard. The building design is really trying to remain sleek, elegant and convey movement. The Metro Building has not been rendered yet, but meets the glazing standard.

Ms. Pyle said the standard for the glass is Vision Glass, but feels a compromise that could be requested is that the glazing is done per standard with a faux glazing inside so it gives the appearance of glass, but is not transparent. The board supports the deviation on this building. The blank wall on the face of the building needs some work and likely will not be supported in the Tech Committee as it is now.

## **COMMENTS FROM THE BOARD**

### **Mr. Krueger:**

- Asked if this building was in the same zone as the FedEx building because he does not remember talking about glazing in that building. Ms. Pyle said that this building has a different sets of uses attached to it. FedEx went through a different process and required many deviations. She said that the glazing requirement will be increased in the design standards by 15% in the next upgrade of the code.

### **Mr. Meade:**

- Would to see the full renderings of the other building at the next meeting.

### **Ms. Karagouni:**

- Is in agreement that another pre-app meeting would be needed in order to see all the buildings.

This project needs to come back for another pre-app with all the renderings of both buildings.

## **PRE-APPLICATION**

### **LAND-2016-01438, Blackbird**

**Description:** New building with approximately 152 residential units

**Location:** 7600 159<sup>th</sup> Place NE

**Contact:** Brandon Deal with Deal Investments

**Staff Contact:** Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee introduced the Blackbird and stated that this is the second pre-app for this project and there are some deviations requested. The staff is in support of the deviations, but would like to hear the board's opinions, especially on the blank walls.

### **Deviations requested:**

- Allow a reduction of the rear yard setback from 10'-0" to 5' 10" with the increase of the ground floor setback.
- Allow a reduction of the size of a few balconies and 67 units of having Juliet balconies.
- A reduction in the courtyard width to 45'8" from the minimum requirement of 55'.
- Allow live/work units at street to have 2'-0" high raised planter instead of 4'-0" solid screens.
- Allow the inset balconies with the frame of the front façade as a means of meeting the modulation standards.
- Allow the live/work units at the street front without raised stoops.
- Allow blank walls for the garage level.

Mr. Kiker said the site is in the River Bend Zone; across the street from this site are two new buildings, the Carter and the Heron. The site is surrounded on three sides by private property and because of that two 20' fire lanes are needed for access. The building will be a U shape with the courtyard facing west. Parking is three levels and is hidden behind the front of the building. He showed several slides of the building. The building will be undercut 10' which will make for a nicer sidewalk with landscaping opportunities.

Ms. Kiest said the courtyard plant material is going to include trees in the larger planters and everything else will be flush with the courtyard flooring to encourage folks to mingle with each other in this space. In the front of the building there will some seating elements. The plant material around the perimeter will be as large of plant material that will fit into these spaces. Vine Maples and Fir Trees will be used to provide shading.

### **COMMENTS FROM THE BOARD**

#### **Mr. Krueger:**

- Feels that patterning the concrete may help add texture and interest to the blank wall.
- Likes the building at the street level, not sure how it will look from the upper floors.

#### **Ms. Karagouni:**

- Thinks the verticality could be continued on the concrete wall to blend the building together.
- Asked about signage for the commercial spaces. Mr. Kiker said that is not set yet, but it will probably be on the marquee.

#### **Mr. Meade:**

- Thinks the design team will come up with some great ideas to make the blank wall more interesting.
- Asked about the color palette, which is shown as white with some red and black. Mr. Kiker said those are the colors they prefer.

Next time this project comes before the board has requested samples of the colors and materials proposed be presented. The board supports the deviations.

### **PRE-APPLICATION**

#### **LAND-2016-01082, Modera**

**Description:** Five story multi-family development

**Location:** 8707 161<sup>st</sup> Ave NE

**Contact:** Sean Hyatt with Mill Creek Residential Trust

**Staff Contact:** Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee said this project is in for its 60% review. Staff would like to see this project consider using brick instead of wood. Staff is happy with the direction of the project. There are some deviations requested which the staff supports.

Mr. Tiscareno refreshed the board's memory of the site that is located behind Bella Bottega. This will be a five story building with two levels of parking. At the last meeting, the board was satisfied with the project and it was ready for approval. The board supported the deviation requested. The building frames two courtyards. Since the last meeting, the brownstone stoops have been eliminated from the first level dwelling units to enhance the street façade. A cedar planking material has been introduced to the project to create a strong, dynamic texture base and is repeated on the underside of the rooftop of the clubhouse. He showed some detailed

drawings of the south facing eastern courtyard, which is designed to be the active center of the community. There will be seating, fire pits, outdoor kitchen and lighting in the courtyard. The colors proposed are meant to convey a timeless quality with sophistication and refinement. The southern facing features lofts with angled roofs to gather sunlight to the units and vary the roof line. The western elevation is crafted with a number of projections and differing materials to create modulation. The northern elevation features a slope projecting clubhouse roof and lobby store front. The lobby is detailed with metal and cedar planks. There is a wide landscaping buffer between the building and the sidewalk. Since last week, the team has addressed some of staff's concerns regarding the concrete and brown screen material by more clearly identifying the range of material as cedar plank siding. Vertical reveals have also been added to the architectural concrete. The eastern courtyard has direct connection to both the upper and lower lobbies. The clubhouse is on the roof, which supplies spaces for different sized groups. He then took the board through the levels of the building including the parking levels. There are a variety of units from studio to two bedrooms and also some loft units.

Ms. Lundquist spoke about the landscaping on this site. Two sides of the project are already heavily treed, but some low shrubs will be planted for more screening. On the frontage, there are street trees, which will be retained, and the planters will be filled with very durable urban landscape. Near the front door is a large seating element and an opportunity for bike parking. The west facing courtyard is passive with seating elements and is meant to be a quiet space. The east courtyard is the more active space for all the residents to enjoy. The roof deck will have a dog area and many spaces divided by paving patterns. This area will also have seating and barbeques. The plants used will be low growing and draught tolerant with pops of color.

Mr. Tiscarenu finished the presentation by stating that there are two more deviations requested; one for minimum courtyard widths and the other for projections into the front setbacks. Staff was supportive of these deviations.

### **COMMENTS FROM THE BOARD**

#### **Mr. Krueger:**

- Likes the building and the colors.
- Asked if white windows will be used throughout. Mr. Tiscarenu said most of the windows would be white except for those in the darker metal panel that would be bronze.

#### **Mr. Meade:**

- Would like to see the project use brick instead of wood as it is more timeless and does not show wear as quickly.

#### **Ms. Karagouni:**

- Prefers the wood to the brick as it gives more character and warmth.
- Asked if there would be some type of covering on the top balconies. Mr. Tiscarenu said that would be considered.

This project is ready to come back for approval.

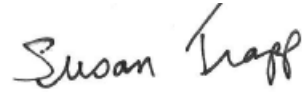


**ADJOURNMENT**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MS. KARAGOUNI TO ADJOURN THE MEETING AT 10:14 P.M. MOTION CARRIED (3-0).**

**December 1, 2016**

**MINUTES APPROVED ON**

A handwritten signature in cursive script, reading "Susan Trapp".

**RECORDING SECRETARY**